

16 November 2018
Ref: 1862-02-CR

Hornsey Town Hall, The Broadway, N8 9JJ – Haringey SuDS Flows and Volumes – LLFA Technical Assessment Proforma

Dear Sir/Madam,

I am writing this letter to accompany the Haringey SuDS Flows and Volumes – LLFA Technical Assessment Proforma for the Hornsey Town Hall development. This letter aims to provide details relating to the existing and proposed development, specifically details on the distribution of the peak surface water discharge rates across the sites different outfall locations for the existing and proposed scenarios.

This letter should be read in conjunction with the information provided within the Haringey SuDS Flows and Volumes – LLFA Technical Assessment Proforma and the Proposed SuDS Catchment Plan, drawing 1862-DR-180.

Existing development

The site currently consists of 3 main buildings:

- The Broadway Annex building – Restaurant ground floor, office 1st and 2nd floors
- Town Hall – Office space, café and large assembly hall
- The clinic building – used as office space

There were also two recently demolished buildings which occupied the site. One being a two storey office building located in the Mews and one being a two storey prefabricated building located adjacent to the Town Hall which was also used as office space. Refer to HTS drawing 1862-DR-101 for locations of existing buildings.

In the Mews area there was also previously pop up restaurant space. This area has also been indicated on drawing 1862-DR-101.

Development proposals

The development includes the refurbishment of the existing Town Hall and Annex buildings.

The Annex building previously is currently used as a restaurant and this tenant will be retained through development of the scheme, the first and second floor of the Annex building will be changing use from office to residential.

The town hall currently consists of a large assembly hall, café and office space. The proposed refurbishment will retain these three uses however some of the office space is changing use to hotel.

The development also plans to introduce two new residential buildings currently identified as block A and block B.

Existing peak surface water discharge

Refer to drawing 1862-DR-101 for existing surface water discharge rate breakdown and surface water outfall locations. Rates have been provided using the modified rational method and calculated for the 1, 10, 30 and 100 year return period.

The site has 4 existing surface water outfalls so the discharge rates have been calculated for each of these outfalls.

The existing peak rate provided on the online application form is the combined surface water rates from all of the outfalls.

Proposed peak surface water discharge rates / SuDS Strategy

The proposed peak surface water rate from the site has been greatly reduced compared to the existing scenario.

The SuDS strategy agreed through the planning process was to restrict and attenuate the surface water flows from the areas of the site with new construction down to the greenfield rate. The attenuation has been designed for no flooding in the 100 year peak storm event.

The strategy of attenuating only the new build areas of the site has been agreed in principle through correspondence and a meeting with the local flood risk officer Ray Matthews on the 18.12.2017.

The attenuation is being provided on the scheme through a combination of geocellular attenuation tanks, blue roofs and permeable paving.

Infiltration is not feasible as the soil conditions on site are predominantly London Clay and also areas getting the 5m easement required from existing or proposed structures does not leave sufficient areas for installing infiltration structures such as soakaways.

The areas of the site which are being refurbished will drain as existing unrestricted.

Please refer to drawing 1862-DR-180 for the catchment area breakdown of the site.

The proposed discharge rates detailed in the SuDS proforma are for the new build areas of the site only.

Below is a breakdown of existing and proposed discharge rates for the entire development including the refurbishment areas which are proposed to discharge unrestricted.

Storm Event	Surface Water Outfall 1		Surface Water Outfall 2		Surface Water Outfall 3		Surface Water Outfall 4	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1 year	56.86	26.25	8.83	5.13	26.41	25.56	3.17	2.76
10 year	113.7	43.99	17.66	9.56	52.81	53.11	6.33	5.53
30 year	139.62	52.08	21.68	11.59	64.85	65.22	7.78	6.79
100 year	180.99	65.00	28.11	14.81	84.06	84.55	10.08	8.80

The blue roof, attenuation tank and permeable paving will be implemented as soon as the construction is completed. The SuDS techniques listed are integral to the design of the drainage for the new build scheme, which includes Blocks A and B and external landscaping. All SuDS proposals will be implemented as soon as the new build construction phase has been completed and the site has been handed over to the end user.

If any further information or clarification is required on the proposed drainage strategy for the site please contact me by email at CRudd@hts.uk.com or by telephone at 0207 870 8050.

Kind Regards,

Charlie Rudd